2012-701466

12/11/2012 9:41 AM PAGE: 1

BOOK: 537 PAGE: 778 FEES: \$8.00 KA EASEMENT EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## **PRIVATE UTILITY EASEMENT**

The undersigned, Zack Cummins Real Estate, LLC, a Wyoming Limited Liability Corporation, (Grantor) being the owner of the following described land situate in the Town of Dayton, Sheridan County, Wyoming, to-wit:

Lot 6, Leopard Rock Subdivision, Town of Dayton Wyoming, according to the plat thereof recorded as instrument number 2012-695154 in Plat Book L at Page 23 of the records of Sheridan County, Wyoming.

Does hereby and herewith for the sum of Ten (10) Dollars and other valuable considerations convey and grant a permanent, non-exclusive Private Utility Easement over, under and across the property as described and shown on **Exhibit A** attached hereto and made a part of to John Allen Scott and Jeanne Ann Scott (Grantee) and their heirs, successors and assigns. Grantee being the owner(s) of Lot 7, Leopard Rock Subdivision.

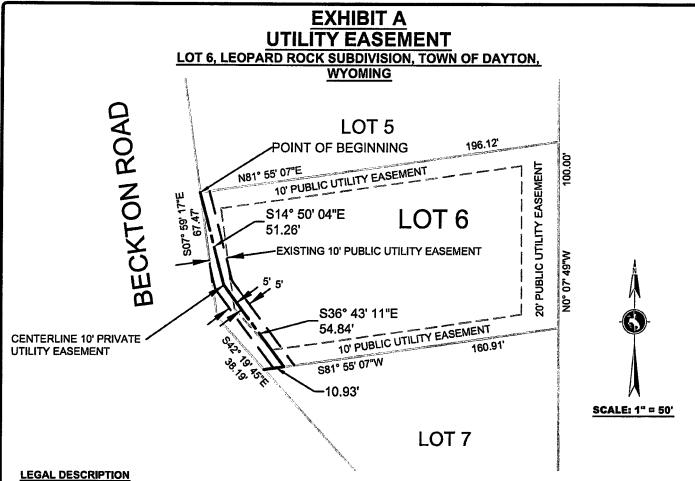
The Private Utility Easement hereby granted is for the private use of Lot 7 to operate, maintain and replace a domestic water service line.

Date this 20th day of 100. Zach Cummins Real Estate ILC, a Wyor	2012. ming Limited Liability Corporation	
Ву:		
Zachary D. Lummins, Managing Partne	er	
STATE OF WYOMING )		
) SS.		
COUNTY OF SHERIDAN )		
This instrument was acknowledged before	e me by <b>Zachary D. Cummins. M</b> anagi	ing Partner of Zach Cummins Real Estate,
	rember, 2012.	
Witness my hand and official seal.		
Tricles my hand and official scal.	- Sino Calle	$\mathcal{A}$ .
	Notary Public	
BY: John allen Scott Ver	My Commission Expires:	ANGLE GILBERT - NOTARY PUBLIC COUNTY OF STATE OF SHERIDAN AND WYOMING
John Allen Scott and Jeanne Ann Scott		My Commission Expires 11-4-2015.
STATE OF WYOMING ) ) SS.		
COUNTY OF SHERIDAN )		
This instrument was acknowledged before	e me by John Allen Scott and Jeanne	Ann Scott, this 3 day
of <u>December</u> 2		
Witness my hand and official seal.		
NOTARY PUBLIC ELIZABETH O'HARRA STATE OF WYOMING COUNTY OF SHERIDAN	Notary Public My Commission Expires:	Haua) x1102,2013

My Commission Expires April 02, 2013

DAYTON WY 82836

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AN EASEMENT FOR PRIVATE UTILITY PURPOSES FOR THE BENEFIT OF LOT 7, LEOPARD ROCK SUBDIVISION, TOWN OF DAYTON, WYOMING, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2012-695154 IN PLAT BOOK L AT PAGE 23 OF THE RECORDS OF SHERIDAN COUNTY, WYOMING, OVER, UNDER AND ACROSS LOT 6, IN SAID LEOPARD ROCK SUBDIVISION, 10 FEET IN WIDTH AND 5 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE S14°50'04"E, 51.26 FEET;

THENCE S36°43'11"E, 54.84 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 6 FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS S81°55'07"W, 10.93 FEET.

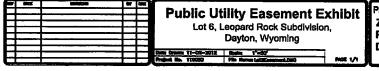
THE SIDELINES OF SAID EASEMENT ARE TO BE LENGTHENED OR SHORTEND TO MEET THE NORTHERLY AND SOUTHERLY LINES OF SAID LOT 6.



## SURVEYOR'S CERTIFICATE

STATE OF WYOMING ) )S.S. COUNTY OF SHERIDAN )

I, Michael R. Compton, a duly registered Land Surveyor in the State of Wyoming, do hereby certify that this was prepared, under my direct supervision and is true and accurate to the best of my knowledge and belief.



PREPARED FOR: Zack Cummins Real Estate LLC P.O. BOX 457 DAYTON, WY 82836



Environmental & Civ Solutions, LLC 371 Coffeen Ave Sheridan, WY 82801

Phone: 307-675-191